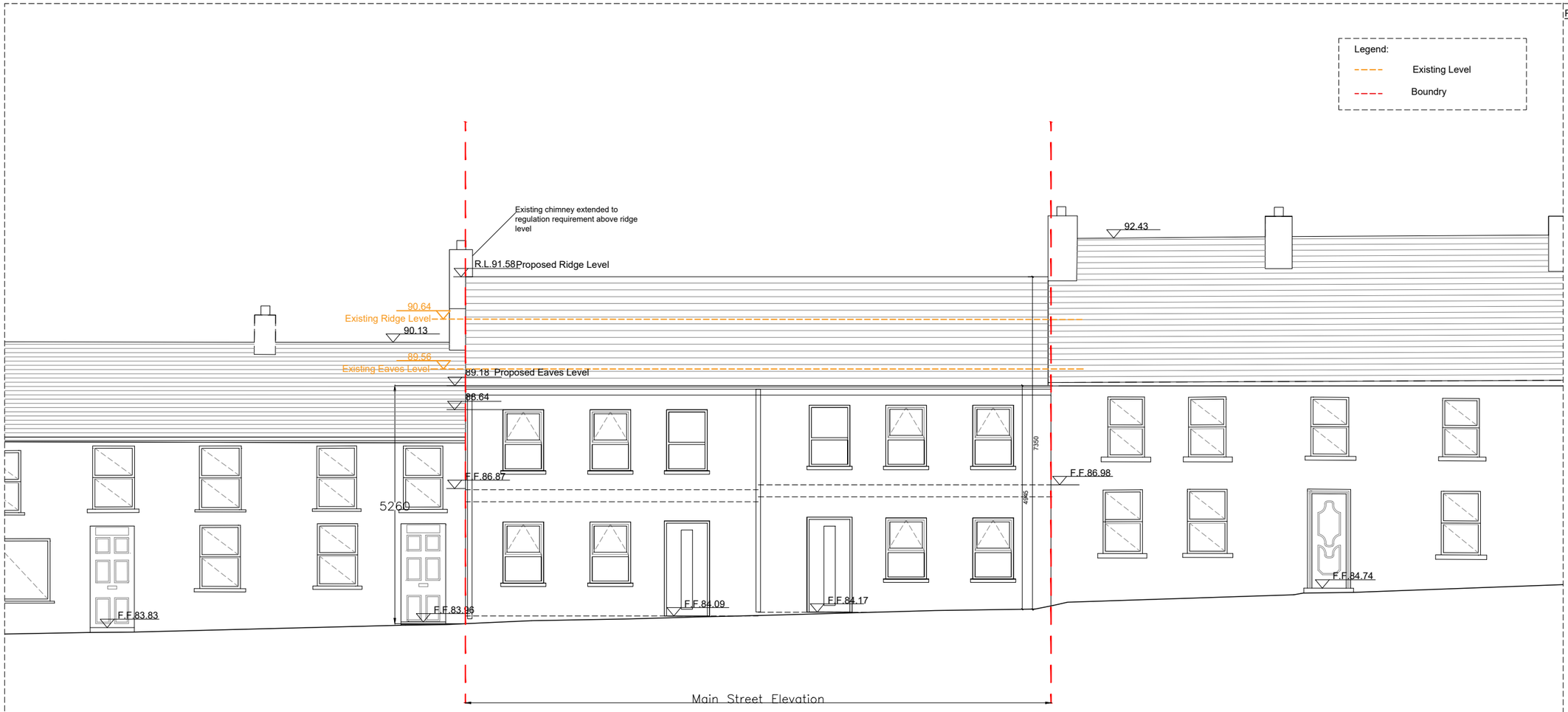

1. Proposal West Elevation
1:100@A3

Preliminary Specifications (Two Story)

Pitch Roof
Cold attic naturally ventilated with insulation between ceiling joist.Natural slate on treated 25mm x 50mm timber batten and counter batten. Breather membrane to be fitted to roof trusses. 50mm ventilation gape at wall junction between insulation and breather membrane. Roof trusses to engineers specification to be fixed to 50mm x 100mm treated timber wall plate on fire sealed steel Beam. Steel beam sized to engineers specification and rests on block work inner leaf of the external wall.

Ceiling rafter to engineers specifications to be fixed to roof trusses using proprietary galvanized steel joist hangers. 150mm insulation between ceiling joist. 50mm Insulation below ceiling joist to prevent cold bridging. Vapor control membrane to be fitted to insulation underside, airtightness taping used where appropriate. Finished with 12.5mm plasterboard slabs with skim plaster coat.

Flat Roof
P.V.C single skin roof membrane with on 200mm ridged insulation. Insulation rest on 18mm marine ply with approved separating membrane between falling on roof joist to engineers specifications. 12.5 plaster board with plaster skim finish with vapor barrier check and airtightness where appropriate

External Wall
Wall to be finished externally with selected colored pre-pigmented render. External wall construction to be 100mm external leaf of blockwork with 150mm cavity with 145mm ridged insulation board (max. thermal conductivity of 0.10W/m2k). Inner leaf to be 215mm block on the flat with lightweight thermal blockwork as required at junctions to comply with ACD approved thermal bridging details. Finished with 62.5 insulation backed plasterboard with vapor barrier, airtightness taping where required and plaster skim.

Internal Wall (G.F.)
Internal walls to be 100x 215x 440mm concrete blockwork with 10mm horizontal and vertical mortar joint finished on both sides with skim coat plaster on bonding as required to level.

Internal Wall (FF)
Timber stud partitions to be 100 x 44 mm at max 400 c/c finished both sides it 12.5mm plasterboard slabs, fixed as per manufacturers requirements with all all joints taped and skim plaster finished.

Party Wall
Party wall between residential units to be 100x 215x 440 mm block on the flat with 10mm horizontal and vertical mortar joint. Wall at either side to be finished with air tightness layer and plaster skim coat as required to level.

Ground Floor Slab
Selected floor finish on 80mm concrete screed with vapor check layer on 150mm ridged insulation board. Reinforced radon barrier with all joints lapped and sealed on 150mm concrete floor slab. Minimum of 250mm consolidated hardcore compacted in layer of 200mm. Radon sump to be provided to all units. Ground floor to achieve a U-value of 0.11W/m2k.

Intermediate Floor
Timber floor construction selected floor finish on 20mm osb on 225 x 50mm joist 400 c/c with 12.5mm plaster board and plaster skim coat to level.

Scale 1:100 (m.)
1 2 5

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Stage: Part 8 Planning
Client: Leitrim County Council
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Scale: 1:100/A3
Drawn by: HB
Approved by: HB